

PLANNING & ZONING COMMISSION
Monday, March 4, 2019
MINUTES

The Rochelle Planning and Zoning Commission met at 6:00 p.m. on Monday, March 4, 2019 in the Council Chambers of City Hall, 420 N. 6th Street, Rochelle, IL 61068. Present on Roll Call were Board members: McNeilly, Wolter, Snyder-Chura, Myers and Colwill. Absent: Thiele and Carson. There was a quorum of five present. Also present were Michelle Knight, Kip Countryman and Michelle Pease.

Minutes: McNeilly moved and seconded by Snyder-Chura, **“I move the minutes of the January 7, 2019 Planning and Zoning meeting be approved.”** Motion passed by voice vote without dissent.

Public Commentary: None

Commissioner Comments: None

Business Items: Hub City Development has entered into a purchase agreement with Johnson Tractor as part of the subdivision approval back in October 2018. Johnson tractor is asking for a variance of the sign ordinance to allow 3 ground pylon signs. One pylon sign located on the northeast edge of the property at a height of 12 feet visible on I-88, one pylon sign located at the entrance of Steward road at a height of 28 feet, and an additional pylon sign at the second entrance of Steward road at a height of 29 feet. Two of the signs will display Case Johnson tractor with the other sign displaying Kubota Johnson tractor. The property is surrounded by B-2 Commercial Highway on the East and West, I-88 on the North, and Agriculture on the south. The City of Rochelle sign ordinance allows for one ground pylon sign at a maximum height of 26 feet. City Council, in the past after a recommendation from the PZC has allowed additional ground pylon signs with a height variance over the allowed 26 feet for property fronting a highway. For example, Love’s travel stops at a height of 50 feet with an additional pylon sign of 25 feet. The proposed signage is 468 square feet over the allowable signage for the frontage of the property without considering additional building or canopy signage on the property. In addition, the proposed signs will meet the required setback of one half the building setback. Staff has asked that the petitioner to apply to the Federal Aviation Association for permission to allow these signs in the City Aviation Easement. At this time, the application has been approved so long as construction begins by June of 2020. Under Section 110-677 a variance may be recommended by the zoning board and granted by City Council where a literal application of this article would create a hardship for the applicant. In such case, the following criteria shall be followed: The granting of the requested variance would not be materially detrimental to the property owners in the vicinity. The hardship caused the applicant under a literal interpretation of this article is due to conditions unique to that property and does not apply generally to the city. The granting of the variance would not be contrary to the general objective of this article. Special conditions may be added to carry out the spirit and purpose of this article in the public interest.

After a duly noticed public hearing, the City of Rochelle Planning & Zoning Commission will consider all the relevant evidence presented at said hearing on March 4, 2019.

Staff has reviewed the building plans and referenced the standards for granting a variance found in Section 110-677 and feels that because of the physical surroundings, shape or topographical conditions of the specific parcel of land involved, a particular hardship to the owner may result, as distinguished from the property having frontage along I-88 and Steward road. Staff feels the conditions upon which the petition for a variance is unique to the parcel of land for which the variance is sought and not applicable, generally, to other property with the same zoning classification since the property has additional frontage. The proposed addition is not dangerous to public health, will not impair property values in the neighborhood, will not impede normal development of the surrounding properties, will not impair light to adjacent property, congest public streets, or increase the risk of fire, and recommends that the planning and zoning commission approve a variance to allow for 3 pylon signs.

Motion made by Wolter, seconded by Snyder-Chura **“I move the Planning and Zoning Commission recess into a Public Hearing regarding the proposed petition of Hub City Development LLC’s proposed variance of the sign ordinance to allow three ground pylon signs.”** A roll call vote was taken. Ayes: McNeilly, Myers, Wolter, Snyder-Chura, and Colwill. Nays: none. Motion carried 5-0. Countryman explained why the petitioner was requesting the additional signage and that there could potentially be a request for additional frontage signage once a building would be constructed. No plans have been submitted. The Commission discussed a provision for allowing an additional 800 square foot of signage due to the potential future structure having two frontages. Motion made by Snyder-Chura, seconded by Wolter, **“I move the planning and zoning commission return to open session.”** Motion passed by voice vote without dissent.

Findings:

1. Is the proposed variance allowed in the proposed zoning district, but only with a variance?
Yes: No: Explanation: _____

If the answer to any of the following questions is “Yes”, then the Commission should recommend that the City Council deny the petition for a variance. If the answer to all of the following questions is “No”, then the Commission may recommend that the City Council approve or deny the petition for a variance. Each question should state an answer and give an explanation. If the answer to all of the questions is “No”, but the Commission votes to recommend denying the petition, the Commission should provide an explanation as to why.

2. Is the proposed variance detrimental or dangerous to public health?
Yes: No: Explanation: _____
3. Will the proposed variance impair property value in the neighborhood?
Yes: No: Explanation: _____
4. Will the proposed variance impede the normal development of the surrounding properties?
Yes: No: Explanation: _____
5. Will the proposed variance:
 - (a) impair light and air to adjacent property;
 - (b) congest public streets;
 - (c) increase the risk of fire;
 - (d) substantially diminish property values within the vicinity; or
 - (e) endanger the public health?Yes: No: Explanation: _____

Recommendation: Based on the findings above, the Planning and Zoning Commission hereby recommends to the Rochelle City Council that the petitioner be granted a variance for the proposed use at the Subject Property without conditions other than the other applicable requirements of the Rochelle Municipal Code.

Motion made by Snyder-Chura, seconded by McNeilly, **“I move the Planning and Zoning Commission recommend to the City Council that it approve Hub City Development LLC’s proposed variance of the sign ordinance to allow three ground pylon signs based on the report of findings that the property has two frontages.”** A roll call vote was taken. Ayes: McNeilly, Snyder-Chura, Myers and Colwill. Nays: Wolter. Motion passed 4-1.

Discussion Items: None

Adjournment: Motion made by Wolter, seconded by McNeilly, **“I move the planning and zoning commission meeting be adjourned.”** Motion carried by voice vote. The Planning and Zoning Commission adjourned at 6:48 p.m.

Michelle Knight
Community Development, City of Rochelle